128.0	0002	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,000,500 /	1,000,500
USE VALUE:	1,000,500 /	1,000,500
ASSESSED:	1,000,500 /	1,000,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35	-37	MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DUNNING JOHN J/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	35 MENOTOMY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DUNNING JOHN J/.MACLEOD JANE -
Owner 2:	TRS THE DUNNING FAMILY TRUST -
Street 1:	35 MENOTOMY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,962 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1935, having primarily Vinyl Exterior and 2856 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 14 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5962.000	516,300	5,100	479,100	1,000,500
Total Card	0.137	516,300	5,100	479,100	1,000,500
Total Parcel	0.137	516,300	5,100	479,100	1,000,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 350.32 | /Parcel: 350.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	82779
GIS Ref	
GIS Ref	
Insp Date	07/23/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 128.0-0002-0010.0

!9998!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	516,300	5100	5,962.	479,100	1,000,500	1,000,500	Year End Roll	12/18/2019
2019	104	FV	394,400	5100	5,962.	449,100	848,600	848,600	Year End Roll	1/3/2019
2018	104	FV	397,900	5100	5,962.	371,300	774,300	774,300	Year End Roll	12/20/2017
2017	104	FV	372,400	5100	5,962.	341,400	718,900	718,900	Year End Roll	1/3/2017
2016	104	FV	372,400	5100	5,962.	311,400	688,900	688,900	Year End	1/4/2016
2015	104	FV	330,500	5100	5,962.	305,400	641,000	641,000	Year End Roll	12/11/2014
2014	104	FV	330,500	5100	5,962.	283,900	619,500	619,500	Year End Roll	12/16/2013
2013	104	FV	344,400	5100	5,962.	270,100	619,600	619,600		12/13/2012

PRINT

Date	Time
12/11/20	00:22:15

LAST REV

Date	Time
07/13/20	11:39:54

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9998

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUNNING JOHN J/	1558-195	1	6/22/2020	Convenience	99	No	No		
DUNNING JOHN J	1342-21		8/2/2007	Family	100	No	No		
	761-122		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	82779
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/23/2018	Info At Door	DGM	D Mann
4/24/2018	MEAS&NOTICE	CC	Chris C
11/12/2008	Meas/Inspect	355	PATRIOT
11/30/1999	Meas/Inspect	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5962		Sq. Ft.	Site		0	80.	1.00	9									479,087						479,100	

Total AC/HA:	0.13687	Total SF/SM:	5962	Parcel LUC:	104	Two Family	Prime NB Desc:	Brackett	Total:	479,087	Spl Credit		Total: 479,100

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

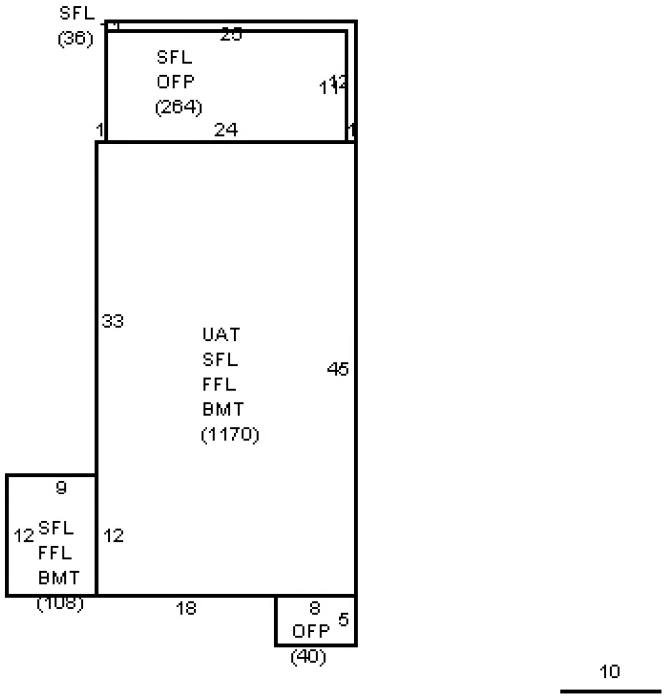
OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

2 FPLS NOT WORKING - No Heat in Attic.

SKETCH



RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	14	BRs:	4	Baths:	2	HB	1				

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	2	1
1	6	2	M
Totals			
2	14	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	4 - Solid Wood	5	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	5	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.01764703
Const Adj.:	1.00030422
Adj $ / SQ:	173.053
Other Features:	114000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	701502
Depreciation:	185196
Depreciated Total:	516305

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.05
Special Features:	0	Val/Su Net:	109.13
Final Total:	516300	Val/Su SzAd	180.78

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,578	173.050	273,077
BMT	Basement	1,278	51.920	66,348
FFL	First Floor	1,278	173.050	221,161
OFP	Open Porch	304	21.930	6,668
UAT	Upper Attic	293	69.220	20,247

Net Sketched Area:	4,731			Total:	587,501
Size Ad	2856	Gross Are	5608	FinArea	2856

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

128.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X21	A	AV	1935	21.27	T	40	104			5,100			5,100
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	104						

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100

IMAGE

AssessPro Patriot Properties, Inc